

City of Mountain View

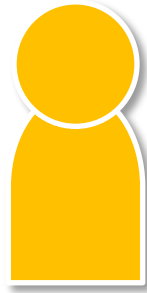
Temporary Eviction Relief

Effective March 27, 2020

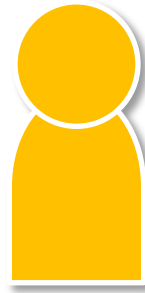


Introductions...

City of Mountain View Housing Division Staff



Andrea
Kennedy



Patricia
Black

Reminder...

City Staff is not able to offer legal advice but can offer information about the temporary eviction moratorium.

How the Webinar Works...

1. **City staff** will give the presentation
2. **Audience members** can use the Q&A feature to ask questions
3. **City staff** will moderate the questions and provide answers either at the end of **each section** or at the end of **the webinar**

Agenda

1.

- Timeline – What Got Us Here

2.

- Eviction Moratorium Overview

3.

- What Tenants Need to Do

4.

- What Landlords Can Do

5.

- Additional Moratoriums

6.

- Community Resources

Timeline – What Got Us Here

- **December 2019** – Cases of COVID-19 emerge in China
- **January 30, 2020** – World Health Organization (WHO) declares COVID-19 a Public Health Emergency
- **February 10, 2020** – Santa Clara County (SCC) announces local emergency
- **March 11, 2020** – WHO declares pandemic
- **March 16, 2020** – SCC declares “shelter in place”
- **March 17, 2020** – Mountain View City Council approves Emergency Declaration
- **March 20, 2020** – CA Governor declares statewide “shelter in place”

Mountain View Eviction Moratorium

On March 27, 2020 the City Council adopted a temporary eviction moratorium to



1. Support
Community
Stability and
Provide Eviction
Protections



2. Protect Public
Health and
Safety by
Reducing Spread
of the Virus

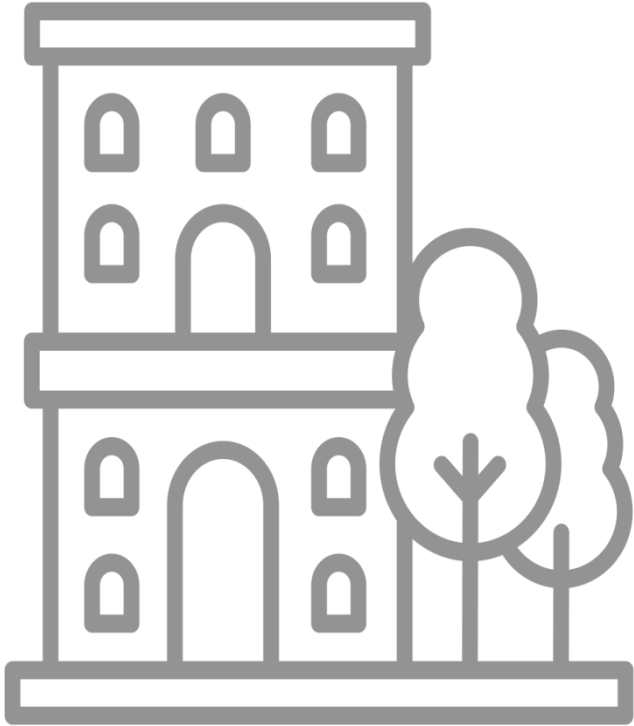


3. Reduce
Potential
Increases in
Homelessness

Mountain View Eviction Moratorium

Suspends all residential evictions
for non-payment of rent due to
COVID-19 financial impacts through at
least May 31, 2020.

Who's Covered?



All residential rental units in Mountain View are covered.

- Single family homes
- Condos and townhomes
- Duplexes
- Apartments
- Mobile homes and mobile home spaces
- Other types of residential units

What Tenants Qualify?

Tenants experiencing **significant decrease in income** because of COVID-19

Job loss or layoff

Business, store or
restaurant closure

Reduction in hours
worked

Substantial
decrease in
business hours or
demand

Need to care for
homebound
children or sick
family members

Federal, State or
local actions that
prevent a tenant
from working

Substantial out-of-
pocket **medical**
expenses due to
the pandemic

What do Tenants Need to Do?

Qualifying tenants must:


1. **Notify** landlord in writing of impact
2. **Provide documentation** of impact to landlord
3. **Pay back the past-due rent** 120 days after moratorium ends

Step 1: Notify Landlord

1. **Notify landlord in writing**
(text, email, letter) within
7 days after rent is due.

A fillable form can be
found at:

mountainview.gov/evictionrelief



CITY OF MOUNTAIN VIEW

NOTIFICATION TO LANDLORD OF EVICTION PROTECTION DUE TO COVID-19 PANDEMIC

In response to the COVID-19 Pandemic, the Mountain View City Council enacted a temporary eviction moratorium suspending residential evictions for non-payment of rent due to related financial impacts. The ordinance is effective March 27, 2020 through May 31, 2020 and is subject to extension as approved by the City Council. The eviction moratorium is applicable for all residential rental units in Mountain View including single-family homes, condos/townhomes, duplexes, apartments, mobile homes and mobile home spaces and other types of residential rental units (such as rooms) with leases and/or subleases.

Tenants experiencing significant financial loss due to the pandemic must notify their landlord in writing (via text, email and/or letter) within 7 days after rent is due and provide documentation of financial loss to their landlord within 14 days after rent is due. This form may serve as a means of notification. Qualifying tenants must pay the past due rent 120 days after the end of the moratorium. Mediation between landlords and tenants through the free and confidential Mountain View Mediation Program is strongly encouraged.

For more information regarding the temporary eviction moratorium, visit mountainview.gov/evictionrelief, call the Mountain View Rental Housing Helpline at (650) 282-2514 or email csra@housing.org.

Tenant Information

Name: _____

Address: _____

(Street Number and Name) Mountain View CA (City) (State) (Zip Code) (Unit Number)

Email: _____ Phone: () _____

COVID-19 Impact: I have experienced a significant decrease in income due to: (select one)

☐ Job loss or layoff ☐ Substantial decrease in business hours or demand

☐ Reduction in hours worked ☐ Need to care for homebound children or sick family members

☐ Other _____

Documentation: I am providing the following documentation to show income loss: (select all that apply)

☐ Letter(s) from employer ☐ Pay check stubs before and after impact

☐ Letter(s) or notification(s) from school(s) ☐ Bank statements before and after impact

☐ Other _____

Is documentation attached? (If no, documentation must be provided to landlord within 14 days after rent is due) ☐ Yes ☐ No

Signature

Signature: _____ Date: _____

City of Mountain View Rent Stabilization Program
PO Box 7540, Mountain View, CA 94039

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Step 2: Provide Documentation



2. Provide documentation of financial loss to landlord within 14 days after rent is due.

- Letter from employer
- Pay check stubs or bank statements documenting income before and after impact
- Letter or notification from school
- Other documentation like COVID-19 medical expenses

Step 3: Pay Back Past-due Rent

3. Pay back the past-due rent
within 120 days after the
moratorium ends.

Mediation between landlords and
tenants for repayment plans is
encouraged.

FYI...

The moratorium does not waive rent payments.

Tenants **should pay rent if possible**, even if it's only a partial payment.

That way they are not left with a large amount to pay after the emergency is over.

Landlords of Impacted Tenants are:

1. **Prevented** from evicting residential tenants who are unable to pay rent due to COVID-19
 - Landlords do not determine eligibility, they must accept the provided notice and documentation
 - Covid-19 impact notices can be used as an affirmative defense by impacted tenants in Unlawful Detainer Court
 - Landlords who violate the ordinance are subject to code enforcement action, administrative penalties and fines pursuant to the City Code
2. **Prohibited** from charging late fees for past due rent related to the moratorium

1. Let tenants know about the moratorium

A packet with a notice, fillable form for tenants and a fact sheet can be found at:

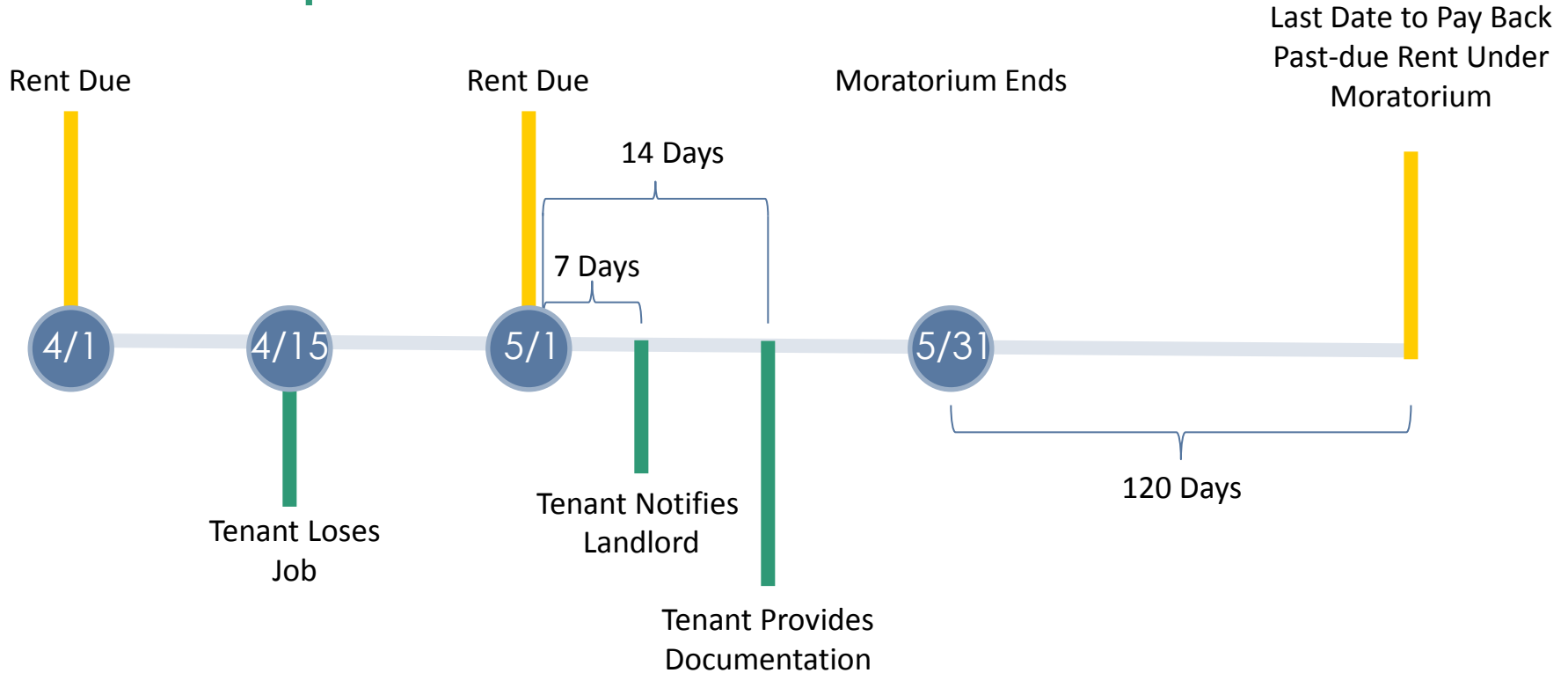
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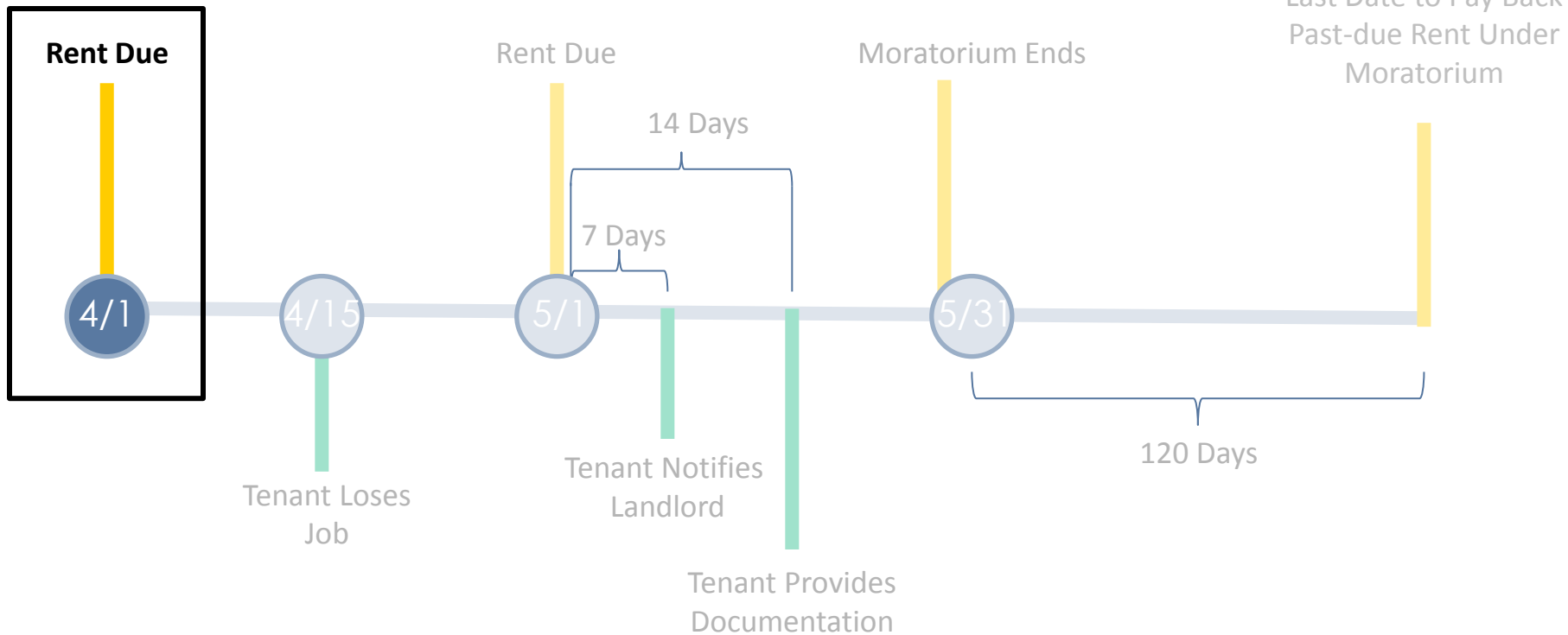
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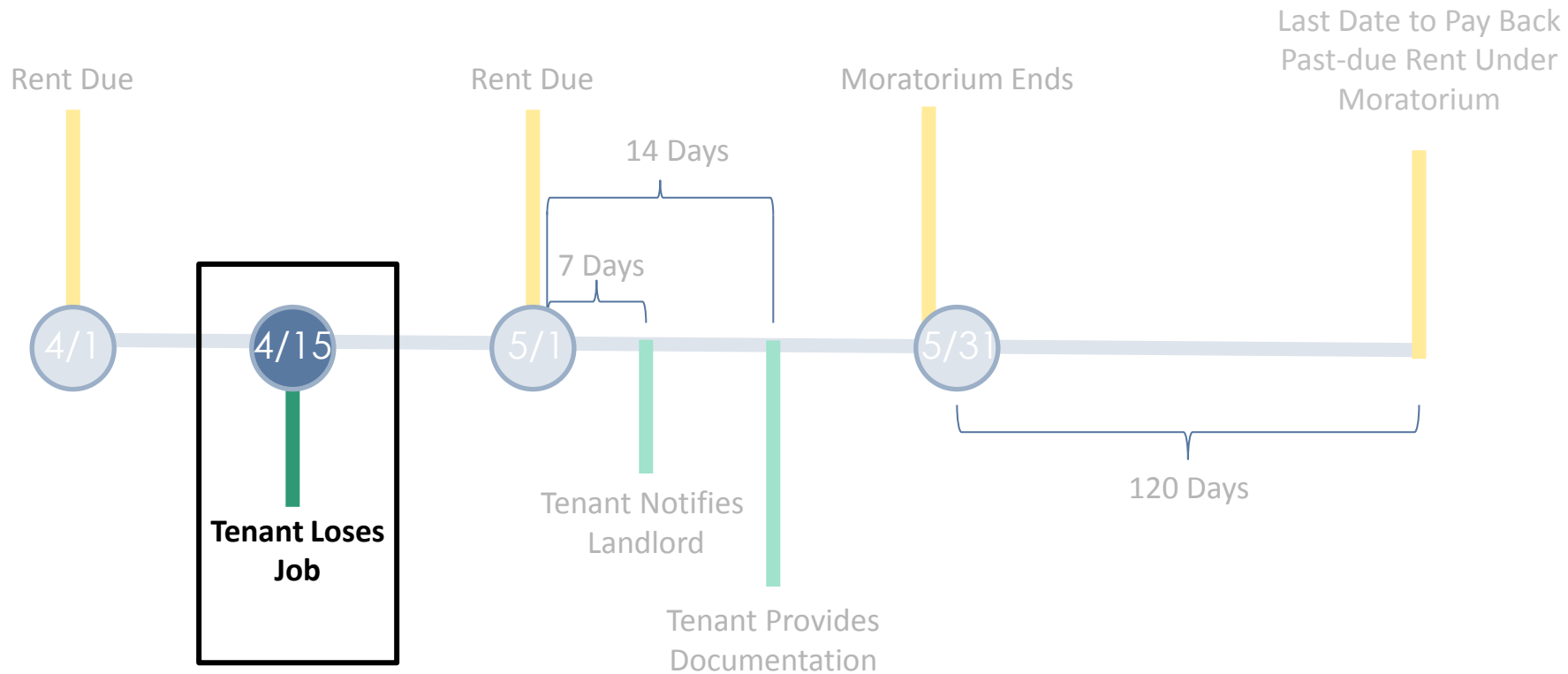
Mediation Services

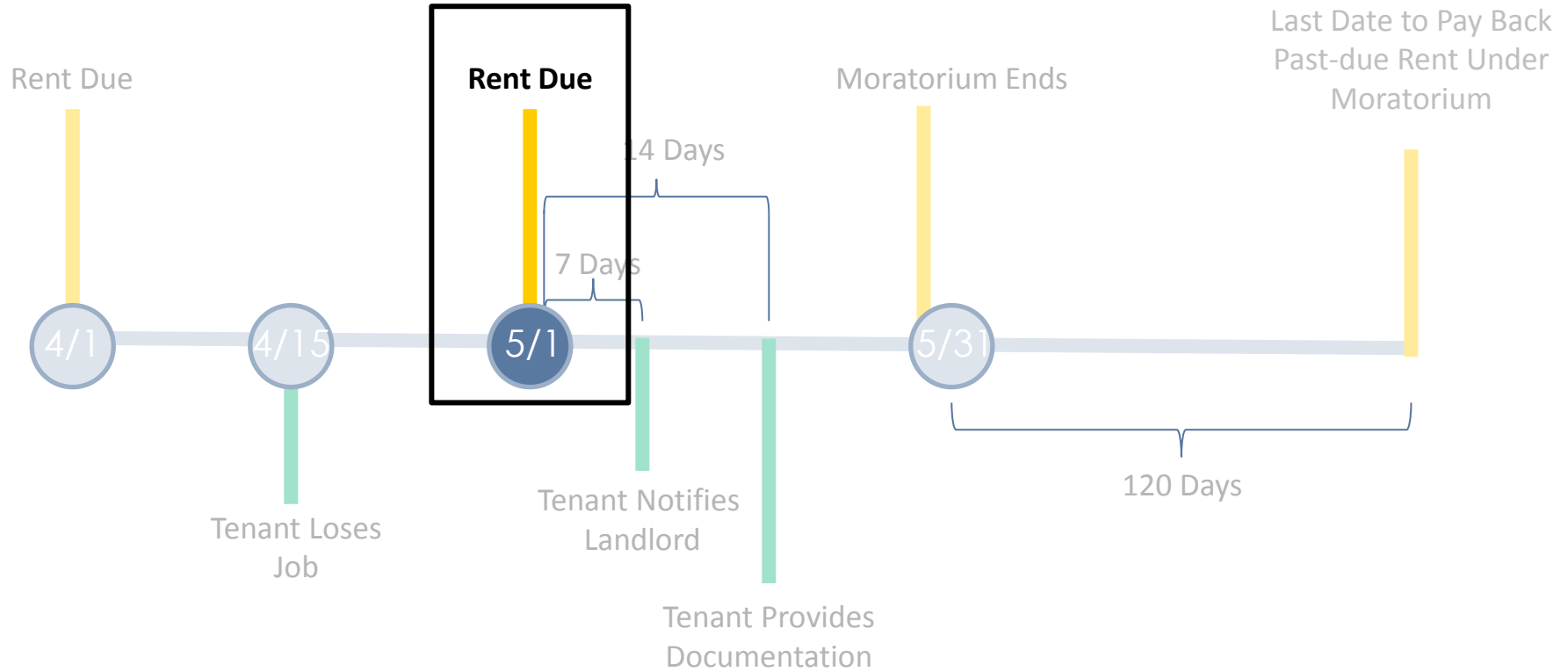
Landlords and Tenants are strongly encouraged to contact the Mountain View Mediation Program, **CSFRA@housing.org, or (650) 282-2514** to negotiate a repayment plan.

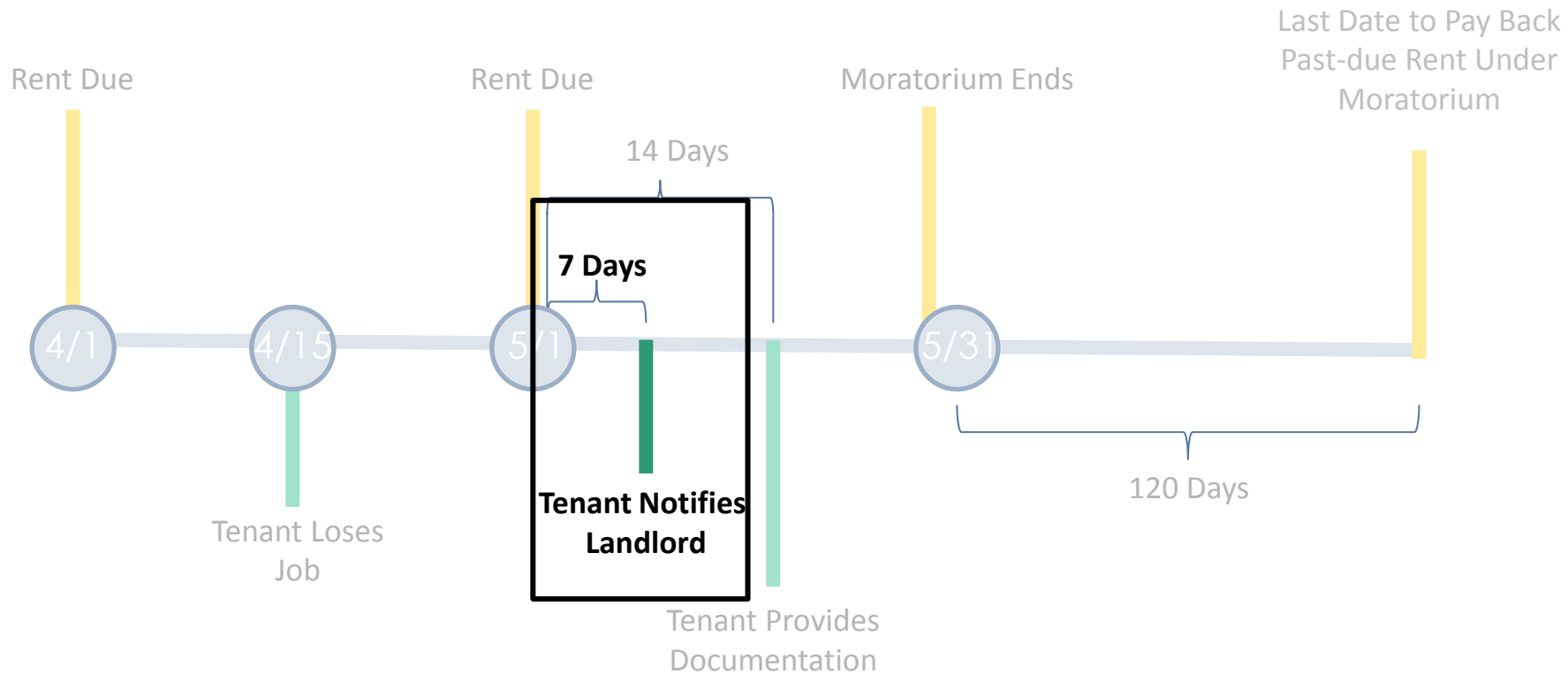
Example...

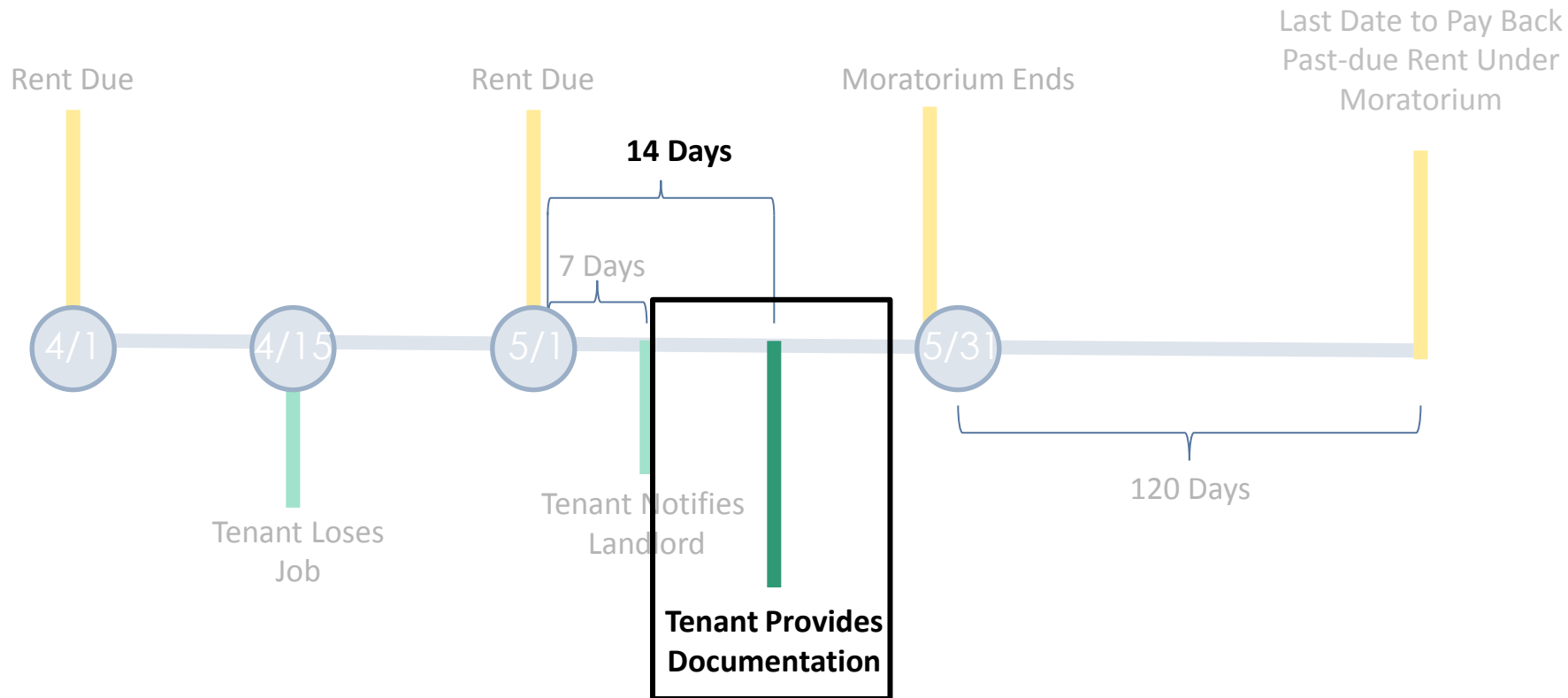


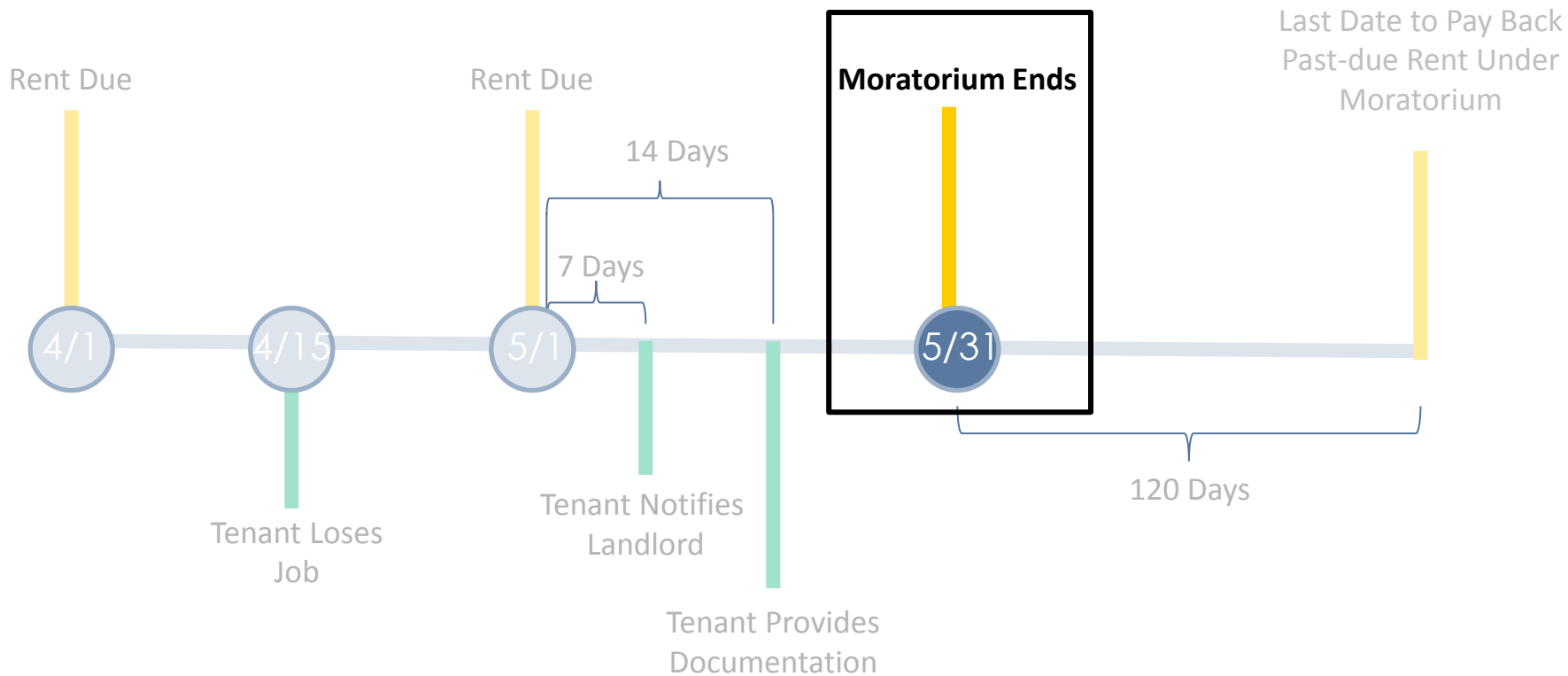


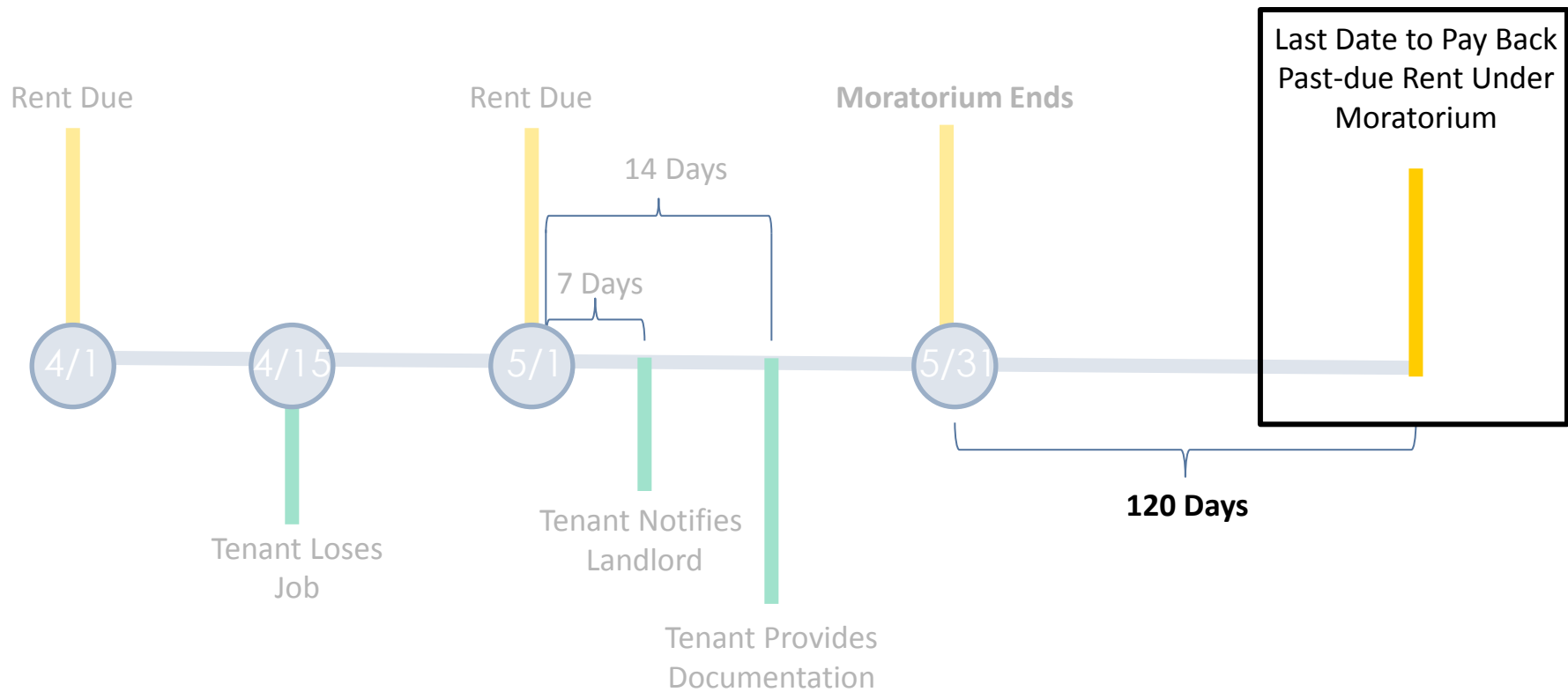












Eviction Moratoriums

City of Mountain View

- March 27, 2020 through May 31, 2020

Santa Clara County

- March 24, 2020 through May 31, 2020

State Executive Order

- March 27, 2020 through May 31, 2020

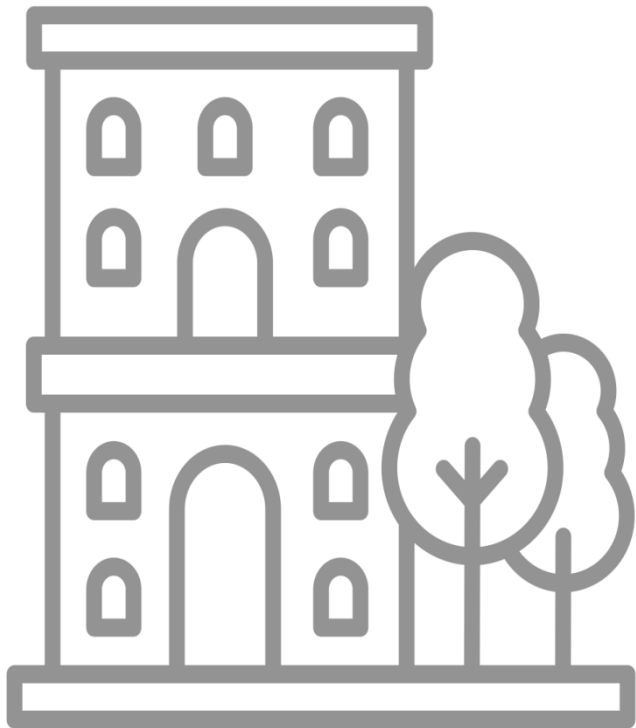
Federal Order

- March 27, 2020 through July 25, 2020

People in Mountain View should Use...

	Mountain View	County of Santa Clara	State of California	Federal
Residential tenants impacted by COVID-19 for non-payment of rent	X			
Residential tenants impacted by COVID-19 for no-fault evictions		X		
Commercial tenants impacted by COVID-19 for non-payment of rent and no-fault evictions		X		
Unlawful Detainers: Extended timeframe (60 days) for tenants to respond			X	
Unlawful Detainer Court Proceedings: Suspended for 90 days after State emergency declaration ends			X	
Non-payment of rent: Rental properties that receive federal assistance from (HUD), (USDA), and the Treasury and mortgages backed by Fannie Mae and Freddy Mac				X

Resources...



- **Website**
www.mountainview.gov/evictionrelief
- **Email**
CSFRA@housing.org
- **Phone**
(650) 282-2514
- **Mountain View Mediation Program**
mediate4mv@housing.org
- **Assistance/Resources for Tenants**
- **Resources for Landlords**
- **Legal Resources**

Website

More information can be found on
www.mountainview.gov/evictionrelief

- Overview on Eviction Moratorium
- Fact Sheet
- Tenant Form to Notify Landlord
- Urgency Ordinance and Resolution

Fact Sheet



COVID-19 Pandemic Eviction Relief Fact Sheet

In response to the Covid-19 Pandemic, the Mountain View City Council enacted a temporary eviction moratorium suspending residential evictions for non-payment of rent due to related financial impacts. The ordinance is effective March 27, 2020 through May 31, 2020 and is subject to extension as approved by the City Council. The eviction moratorium is applicable for all residential rental units in Mountain View including single-family homes, condos/townhomes, duplexes, apartments, mobile homes and mobile home spaces and other types of residential rental units.

For more information regarding the temporary eviction moratorium, visit mountainview.gov/evictionrelief, call the Mountain View Rental Housing Helpline at (650) 252-2514 or email catra@housing.org.

Landlords of tenants impacted by the COVID-19 Pandemic are:



- Prevented from evicting residential tenants who are unable to pay rent due to COVID-19
 - COVID-19 impact notices can be used as an affirmative defense by impacted tenants in Unlawful Detainer Court
 - Landlords who violate the ordinance are subject to code enforcement action, administrative penalties and fines pursuant to the City Code
- Prohibited from charging late fees for past due rent related to the moratorium

Tenants impacted by the COVID-19 Pandemic must:

Step 1: Determine Eligibility



In order to qualify, a tenant must experience a **significant decrease in income** due to impacts related to the pandemic, such as:

- Job loss or layoff
- Business, store or restaurant closure
- Reduction in hours worked
- Substantial decrease in business hours or demand
- Need to care for homebound children or sick family members
- Federal, state or local actions that prevent a tenant from working
- Have substantial out-of-pocket medical expenses due to the pandemic

Step 2: Notify landlord of financial impact and provide documentation



- Tenants must notify their landlord in writing (via text, email and/or letter) **within 7 days after rent is due**
- Tenants must provide documentation to their landlord **within 14 days after rent is due**, like:
 - Letter(s) from employer
 - Pay check stubs before and after impact
 - Bank statements before and after impact
 - Letter(s) or notification(s) from school(s)

Step 3: After the moratorium ends, pay back the past due rent



- Tenants have 120 days after the moratorium ends to pay back the past due rent
- Landlords and tenants are strongly encouraged to contact the Mountain View Mediation Program to negotiate repayment plans
 - mountainview.gov/mediationprogram

MV Mediation Program



- Free!
- Mediated discussion
- Confidential
- High success rate

Mountainview.gov/mediation
Mediate4MV@housing.org
(650)960-0495

Additional Assistance for Tenants

How to apply:

- Mountain View Rent Relief Program:
 - Send an email to: renthelp@CSACares.org
- Santa Clara County Rental Assistance:
 - Join interest list: sacredheartcs.org/covid19
 - Phone: 408-780-9134

FYI: There is high demand for community-based rental assistance programs.

Resources for Landlords

- **Santa Clara County – Property Tax:** Partial payment program and multiple partial payments on installment. Waivers for penalties, costs, or other changes.
- **JPMorgan Chase, Wells Fargo, Citigroup, US Bancorp & 200 state chartered banks & credit unions:** Will waive mortgage payments for CA residents for a limited time. 60 day moratorium on foreclosures.
- **Payback Protection Program:** Administered by the US Small Business Administration to offer loans to businesses with less than 500 employees.
- **Income Taxes:** Deadline to file and pay Federal & California income taxes extended to July 15, 2020.

Legal Resources



ABOUT SERVICES RESOURCES NEWS JOINUS DONATE CONTACT US



Community Legal Service in East Palo Alto

(650) 391-0354 | clespa.org



Need Help? Legal Advice Line 800.551.0354

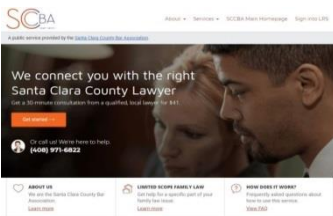
WHO WE ARE WHAT WE DO GET HELP GET INVOLVED GIVE



Legal Advice Line

Bay Area Legal Aid

(408) 850-7066 | baylegal.org/get-help



Santa Clara County Bar Association Lawyer Referral Service

(408) 971-6822 | www.sccba.com

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Law Foundation of Silicon Valley

(408) 280-2424 | lawfoundation.org



Superior Court Self-Help Center

(408) 882-2926

scscourt.org/self_help/civil/ud/ud_resources.shtml

City of Mountain View

Temporary Eviction Moratorium

Effective March 27, 2020



Eviction Moratoriums

	Mountain View	County of Santa Clara	State of California	Federal
Geography	Citywide	All incorporated and unincorporated areas in the County	Statewide	Nationwide
Term & Expiration	3/27/2020 until 5/31/2020	3/24/2020 until 5/31/2020	3/27/2020 until 5/31/2020	3/27/2020 until 7/25/2020
Covered Units	All residential rentals	Residential and Commercial rentals	All residential rentals	Residential rentals that receive federal assistance from (HUD), (USDA), and the Treasury and mortgages backed by Fannie Mae and Freddy Mac
Types of Eviction Protection	Non-payment of rent due to COVID-19	Non-payment of rent and no-fault evictions due to COVID-19	Non-payment of rent due to COVID-19	Non-payment of rent due to COVID-19

Eviction Moratoriums

	Mountain View	County of Santa Clara	State of California
Notification by Tenant	Notify landlord within 7 days after rent is due	No specifics to inform landlord	Notify landlord within 7 days after rent is due
Rent Repayment Period	Within 120 days after end of moratorium	Within 120 days after end of moratorium	Not applicable
Late Fees	No late fees during moratorium and 120 days after	No late fees during moratorium and 120 days after	Not applicable
Unlawful Detainer	Not addressed	Not addressed	Extension of 5 to 60 days for tenant's answer to UD
Unlawful Detainer Court Proceedings	Not addressed	Not addressed	Suspended for 90 days after State emergency declaration ends